GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Levy of Impact Fee for Non- Residential Buildings other than Industrial in site area of 300 Sq.Mt & above, and abutting to the existing and proposed 60'-0" & above wide roads – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.80 **Dated:13.06.2023**

Read the following:

1. G.O.Ms.No.117 MA&UD (M), Dept., Dt.11-08-2022.
2. From the DTCP, AP, Lr.RoC.No.17/4/2022/P, Dated: 08.12.2022
3. From the DTCP, AP, Lr.RoC.No.17/4/2022/P, Dated: 20.12.2022
4. From the DTCP, AP, Lr.RoC.No.17/4/2022/P, Dated: 10.03.2023
5. From the DTCP, AP, revised proposal note received dt:31.05.2023

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ORDER:

In the reference 1st read above, the Government have issued orders levying the Impact Fee to be collected at the time of issuing of Building Permission in addition to the fees and charges already being collected by APCRDA/MRDA/UDAs/ ULBs for Residential and Non Residential Buildings abutting to roads of width 60'-0" and above Master Plan roads / National Highways / State Highways / Bye Pass roads / Ring roads within the AP CRDA / MRDA / UDAs / ULBs Jurisdiction.

2. Certain Public Representatives and the Chairman, NAREDCO have represented the Government stating that the real estate sector is already facing many hurdles due to Covid-19 and the levy of impact fee is huge burden to the builders and not good for the industry.

3. The Director of Town and Country Planning, A.P has also brought to the notice of the Government that, number of requests are being received from individuals and ULBs through RTS (Request Tracking System) of A.P. Online Building System for waiver of Impact fee and clarification on applicability of Impact fee for revision cases. The DTCP, AP while informing the above have furnished a revised proposal for levy of Impact Fee.

4. Therefore and in order to ease the hurdles facing by the Real Estate Sector in the State and to encourage the aspirations of the middle class people to construct own houses, the Government after careful examination of the matter, have decided to modify the levy of impact fee rationally by taking into consideration of smaller municipalities and Nagara Panchayats in the entire State, duly superseding orders issued in the reference 1st read above.

(P.T.O)

5. Accordingly, appended notification shall be published in extraordinary issue of Andhra Pradesh Gazette dt.13.06.2023 and the orders shall come into force with immediate effect.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner, Printing, Stationery & Stores Purchase Department, Vijayawada for Publication of the Notification in the Gazette and furnish 10 copies.
The Commissioner & Director of Municipal Administration, A.P., Guntur.
The Director of Town and Country Planning, A.P., Guntur.
The Director General, Andhra Pradesh State Disaster Response & Fire Services Department, A.P.
All Municipal Commissioners in the State through the Commissioner & Director of Municipal Administration, A.P.
The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada.
The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam
All Vice Chairpersons of Development Authorities in the State through the DTCP, AP
The Chairman & Managing Director, APTRANSCO, Vijayawada.
The Commissioner & Inspector General of Registration & Stamps, Govt. of A.P.
The Managing Director, AP Metro Rail Corporation Limited, Vijayawada
The VC&HC, AP Housing Board, Vijayawada
All other concerned officials
Copy to:
The OSD/PS to Special Chief Secretary/Additional/Principal Secretary to Hon'ble Chief Minister
The OSD to Hon'ble Minister for MA&UD Department
All Departments in AP Secretariat
SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred under Section 123 of AP CRDA Act, 2014, Section 104 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, read with Rule-3(18) of AP Building Rules, 2017, the Impact Fee shall be collected at the time of issue of building permission as proposed below:

Contd..3

S.No	Rates of Impact fee on Built Up areas, as per the Basic Land Value fixed by the Registration Department, as on date of application and the Percentages given below.			
	Municipal Corporations	Municipalities	Nagar Panchayats	Gram Panchayats falling in UDAs
1	Levy of Impact fee on Non- Residential Buildings other than Industrial in site area of 300 Sq.Mt & above, and abutting to the existing and proposed 60'-0" & above wide roads.			
	2.00%	1.00%	0.50%	0.50%

(i) Whereever the Master Plan land usage is not compatible for the proposed use of the buildings, buildings are permitted duly collecting Change of Land Use (CLU) Charges in addition to impact fee as specified above.

The above condition is not applicable for the land use specified in the Master Plan for Park/Open Space zone/Recreation zone, hillock zone, protected zone, public utilities and industrial zone along the above roads.

(ii) The amount collected towards impact fee shall be kept in Escrow account and shared among the ULBs and Development Authorities in equal proportion.

(iii) Impact fee collected shall be utilized for the purpose of implementation of Road widening, Link Roads, Slip Roads, Parallel Roads, Junction Improvements, Flyovers, Master Plan proposals and critical Urban Infrastructure Development.

(iv) The above impact fee shall be imposed on all new building permissions to be issued abutting such Roads.

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER